

7/17/07



R 01992-0613 Jul 24, 2007
KAUFFMAN, MARK E
SINKING CREEK PRESERVE
07-24-2007
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RES 2 dds
Joseph L. Vanden
RECORDER OF DEEDS

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11-1

(SPACE ABOVE RESERVED FOR RECORDING PURPOSES)

DECLARATION OF "CONSERVATION AREA" RESTRICTIVE COVENANTS,
CONDITIONS, RESERVATIONS, AND EASEMENTS
FOR THE SUBDIVISION OF LANDS OF
MARK E. AND DORIS J. KAUFFMAN, ALSO KNOWN AS SINKING CREEK PRESERVE,
LOCATED IN GREGG TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

The lots in the Subdivision of Land of Mark E. & Doris J. Kauffman shall be conveyed UNDER AND SUBJECT to the following restrictions, covenants, conditions, reservations, and easements, which shall be construed as covenants running with the land and which each Grantee by the acceptance of a deed or deeds on behalf of Grantee, Grantee's executors, administrators, heirs, and assigns, agrees to keep and perform.

Refer to the additional "DECLARATION OF "PRIVATE" RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, AND EASEMENTS FOR THE SUBDIVISION OF LANDS OF MARK E. AND DORIS J. KAUFFMAN, ALSO KNOWN AS SINKING CREEK PRESERVE" for other property restrictions.

1. To help preserve and protect the rare and unique plant and insect life found on these properties, Owners of Lots # 4, # 5, # 6, and # 7 shall abide by the following restrictions within the Open Space "No Earth Disturbance Conservation Area.":

- (1.) Earth Disturbance--no removal of topsoil or use of heavy machinery (i.e. Backhoes, dump trucks, loaders, dozers, excavators, etc.)
 - (2.) Habitat conversion--existing habitat types should not be converted into other types of habitat. Example: woodlands should not be clearcut or converted into yards.
 - (3.) Excessive pesticide use--only occasional spot treatments should be used if absolutely necessary. Herbicide use should be minimal in order to avoid killing plants listed in Pennsylvania as endangered, threatened or rare and native host plants for rare butterflies. Insecticide use should be minimal to avoid killing butterfly species that are considered vulnerable, imperiled or critically imperiled in Pennsylvania.
 - (4.) Planting of invasive species--no invasive species should be planted anywhere on the property, even in areas outside of the designated open space to maintain the integrity of the habitat used by species of special concern. Native species should be used in replanting after construction.
 - (5.) Creation of all-terrain vehicle trails--no new all-terrain vehicle trails should be built in the Open Space "No Earth Disturbance Conservation Area."
- The Following activities may take place in the Open Space "No Earth Disturbance Conservation Area":
- (1.) Seasonal mowing (not more than twice a year) of already existing trails. Seasonal mowing should be done in early spring before most plants flower or in late fall after most plants have fruited and set seed.
 - (2.) Planting species native to Pennsylvania to enhance habitat and aesthetics, including native columbine species.
 - (3.) Selective tree removal if the tree poses a safety hazard.

2. Invalidity of any one of these covenants or restrictions by judgment, or court order, shall in no way affect the validity of any other provisions, which shall remain in full force and effect.

3. These covenants shall have no expiration date.

WITNESS:




MARK E. KAUFFMAN


DORIS J. KAUFFMAN

7/17/07

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CENTRE

ON THIS, this 19th day of July, 2007, before me

, a notary public, the undersigned officer, personally appeared **MARK E. & DORIS J. KAUFFMAN**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seals.


Notary Public

